

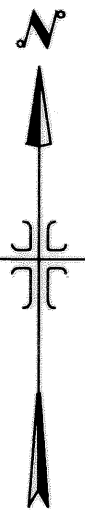
STATE PLANE COORDINATES,
BOUNDARY MONUMENT
SCALE FACTOR: 0.997039

NO.	NORTHING	EASTING
A	760522.95	1929377.36
B	762963.44	1928943.98
C	762944.80	1928771.38
D	762952.79	1928752.59
E	763030.31	1928716.00
F	763050.34	1928773.05
G	763062.19	1928959.64

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	354.00	175.45	173.66	S 83°50'15" W	28°23'49"
C2	15.00	22.30	20.30	N 67°46'14" W	85°10'51"
C3	454.00	188.37	187.02	N 86°21'49" E	23°46'20"
C4	354.00	49.03	48.99	N 85°55'55" W	7°56'08"
C5	354.00	65.35	65.26	S 84°48'41" W	10°34'40"
C6	354.00	61.07	60.99	S 74°34'51" W	9°53'01"
C7	454.00	39.98	39.96	S 77°00'01" W	5°02'42"
C8	454.00	30.69	30.68	S 81°27'33" W	3°52'23"
C9	454.00	53.13	53.10	S 86°44'53" W	6°42'16"
C10	454.00	5.82	5.82	N 89°31'57" W	0°44'04"
C11	454.00	58.75	58.71	N 85°27'28" W	7°24'54"

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 368356 (FRONT CORNERS WILL BE SET WITH BRASS TAGS SET IN THE CURB ALONG THE EXTENSION OF THE PROPERTY LINES)
- BRASS PLUG SET IN CURB ON PROJECTED PROPERTY LINE (NOT ON PROPERTY CORNER)
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- LOT ADDRESS
- LOT NUMBER



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

PLAT VACATION NOTICE

THE CITY COUNCIL OF CEDAR HILLS IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 30, 31, 32, & 33, THE CEDARS AT CEDAR HILLS PLAT "C" PLANNED RESIDENTIAL DEVELOPMENT AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 30, 31, 32, & 33, THE CEDARS AT CEDAR HILLS PLAT "C" PLANNED RESIDENTIAL DEVELOPMENT ARE HEREBY VACATED.

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

11-22-04
DATE

ROBBIN J. MULLEN, L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B. & M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST; THENCE N. 00°16'49" E. ALONG THE SECTION LINE A DISTANCE OF 2441.25 FEET; THENCE WEST A DISTANCE OF 445.45 FEET TO THE REAL POINT OF BEGINNING;

THENCE SOUTHWESTERLY A DISTANCE OF 175.45 FEET ALONG THE ARC OF A 354.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°23'49", SUBTENDED BY A CHORD THAT BEARS S. 83°50'15" W. A DISTANCE OF 173.66 FEET TO A POINT OF A REVERSE CURVE; THENCE NORTHWESTERLY A DISTANCE OF 22.30 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 85°10'51", SUBTENDED BY A CHORD THAT BEARS N. 67°46'14" W. A DISTANCE OF 20.30 FEET; THENCE N. 25°10'48" W. A DISTANCE OF 86.02 FEET; THENCE N. 70°39'31" E. A DISTANCE OF 60.48 FEET TO A POINT OF CURVATURE OF A 454.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY A DISTANCE OF 188.37 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 23°46'20" AND A CHORD THAT BEARS N. 86°21'49" E. A DISTANCE OF 187.02 FEET; THENCE S. 09°00'25" W. A DISTANCE OF 100.01 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 0.50 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS. ALL STREETS HEREON ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS AND TRAILS SHOWN HEREON WILL BE PUBLIC UTILITY EASEMENTS, AND WE DO HEREBY DEDICATE THOSE AND ALL OTHER PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

DATED THIS 29 DAY OF Nov. 2004
BY: Greg S. Smith DAKOTA HOMES INC. MEMBER
BY: CRINA O. NIELSEN MEMBER
BY: KEITH C. NIELSEN MEMBER

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF November, A.D. 2004, BY Greg S. Smith IN HIS CAPACITY AS A MEMBER OF LEGACY PROPERTIES AND INVESTMENTS, L.C. WHO DULY ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS EXECUTED BY HIS AUTHORITY.
MY COMMISSION EXPIRES 5-20-07
NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

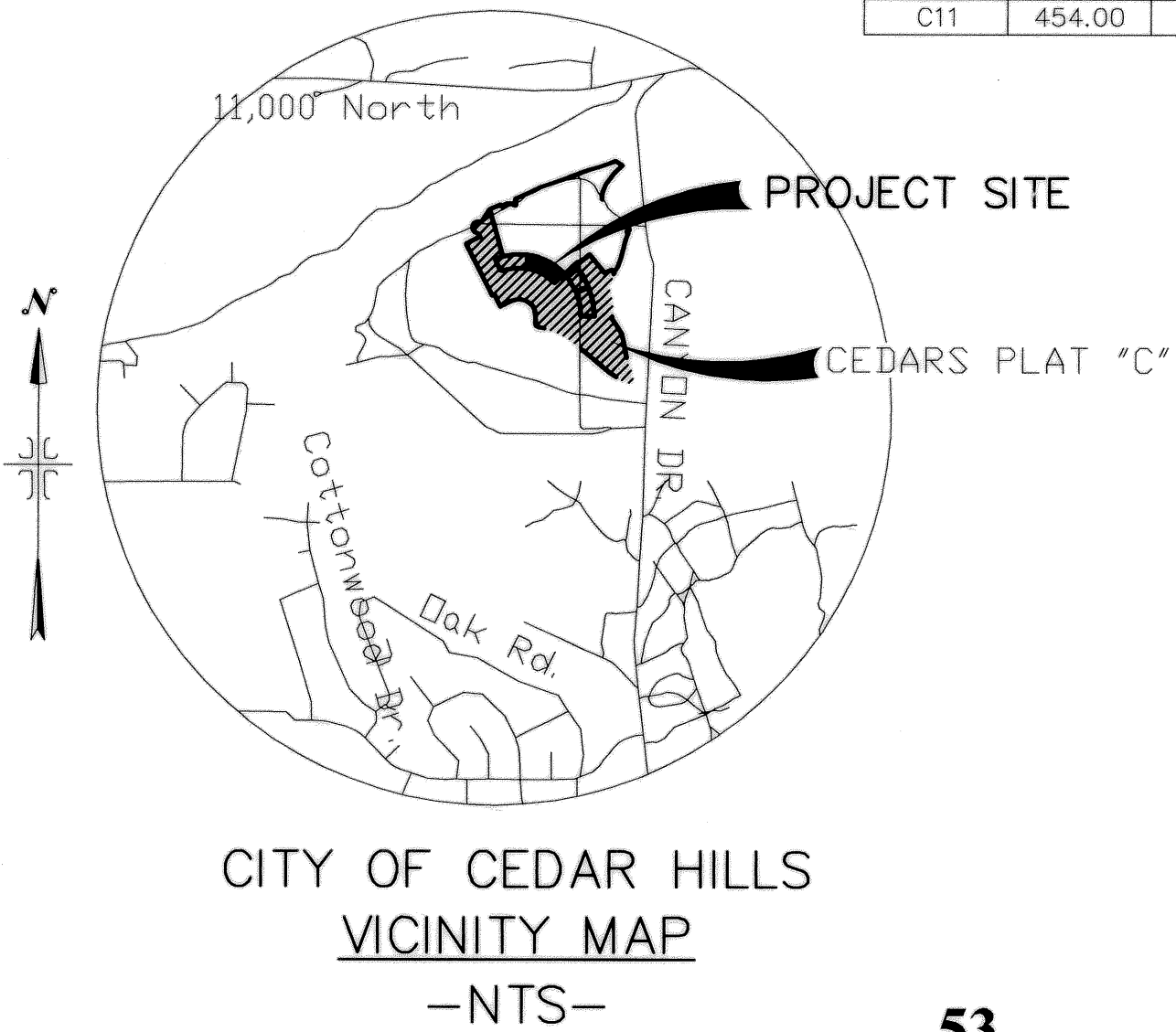
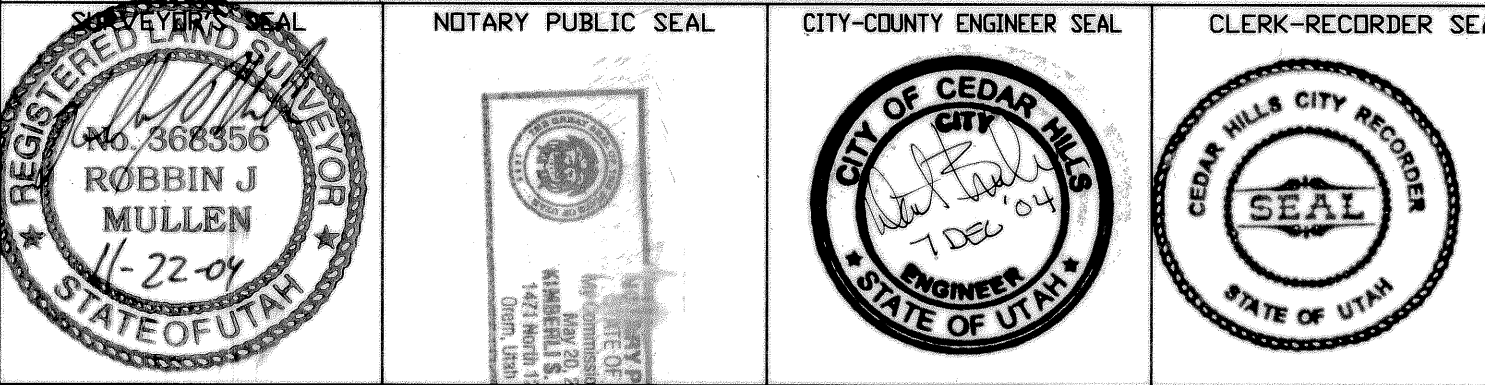
THE City Council OF the City of Cedar Hills COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 16th DAY OF November, A.D. 2004.
APPROVED Michael C. McGee Mayor
ATTEST Doni E. Holmstrom CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 30th DAY OF September, A.D. 2004 BY THE City of Cedar Hills PLANNING COMMISSION
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

THE CEDARS
AT CEDAR HILLS
PLAT "O"
PLANNED RESIDENTIAL DEVELOPMENT
INCLUDING A VACATION AND RESUBDIVISION OF LOTS 30, 31, 32 & 33
OF THE CEDARS AT CEDAR HILLS, PLAT "C"

SCALE: 1" = 100 FEET UTAH COUNTY, UTAH



CITY OF CEDAR HILLS
VICINITY MAP
-NTS-

53

26

25

24

23

ZONE: TOWNSITE RESIDENTIAL

THE CEDARS AT CEDAR HILLS
PLAT "C" ENT.# 114071:2001
MAP# 9308

22

21

"FUTURE" THE CEDARS AT
CEDAR HILLS PLAT "N"

POINT OF BEGINNING
WEST
445.45'

BASIS OF BEARING
S 89°55'30" W
2635.45'

S 1/4 CORNER, SEC. 31
T.4S., R.2E., S.L.B. & M.

N 00°16'49" E
2441.25'

S.31 S.32
S.6 S.5
SE CORNER, SEC. 31
T.4S., R.2E., S.L.B. & M.

14801

PROCUBE
CONSULTANTS, INC.
ENGINEERING-LANDSCAPE ARCHITECTURE
LAND PLANNING-CONSTRUCTION MANAGEMENT
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OREM, UTAH 84057
(801) 802-8992